083.A	0002	0048.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	553,700 /	553,700
USE VALUE:	553,700 /	553,700
ASSESSED:	553,700 /	553,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	FOGARTY COLLEEN P
Owner 2:	DRAPER DANIEL A
Owner 3:	
Street 1:	PO BOX 193
Street 2:	
Twn/City:	SOUTHBOROUGH
St/Prov:	MA Cntry Own Occ: N
Postal:	01772 Type:

PREVIOUS OWNER

Owner 1:	FOGARTY COLLEN P -
Owner 2:	DRAPER DANIEL A -
Street 1:	46 ALPINE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 1703 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	553,700			553,700
Total Card	0.000	553,700			553,700
Total Parcel	0.000	553,700			553,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.13 | /Parcel: 325.13

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	271998
GIS Ref	
GIS Ref	
Insp Date	11/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.A-0002-0048.2

!15245!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	553,700	0	.		553,700		Year end	12/23/2021
2021	102	FV	537,000	0	.		537,000		Year End Roll	12/10/2020
2020	102	FV	528,600	0	.		528,600	528,600	Year End Roll	12/18/2019
2019	102	FV	494,900	0	.		494,900	494,900	Year End Roll	1/3/2019
2018	102	FV	436,300	0	.		436,300	436,300	Year End Roll	12/20/2017
2017	102	FV	396,700	0	.		396,700	396,700	Year End Roll	1/3/2017
2016	102	FV	396,700	0	.		396,700	396,700	Year End	1/4/2016
2015	102	FV	365,700	0	.		365,700	365,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:25:41

LAST REV

Date	Time
11/18/19	11:02:30
danam	

USER DEFINED

Prior Id # 1:	51865
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15245

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOGARTY COLLEN	91-146		12/14/2005	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2015	1265	Porch	6,000					
6/8/2010	586	Redo Bat	16,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
3/24/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7756													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	64.599998474
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.26655889
Const Adj.:	0.97709113
Adj $ / SQ:	377.451
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	802468
Depreciation:	248765
Depreciated Total:	553703

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1		# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	434.07
Special Features:	0	Val/Su Net:	325.13
Final Total:	553700	Val/Su SzAd	325.13

SKETCH

UnSketched SubAreas:
GLA: 1703,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,703	377.450	642,799

Net Sketched Area:	1,703			Total:	642,799
Size Ad	1703	Gross Area	1703	FinArea	1703

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.A-0002-0048.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	